



Villa
3 bedrooms
2 bathrooms
🏠 136 m²
🏠 725 m²
🔑 Private

REF: ME 2657

Palomares

From €675,000

Nevada Country Villas For Sale in Desert Springs Golf Resort in Cuevas del Almanzora, Almeria, Andalusia with 3 or 4 bedrooms, private pool, parking and garden.

Overview:

Situated on the prestigious Sweetwater Island Drive within Desert Springs Golf Resort, the Nevada Country Villas offer an unparalleled living experience amidst the scenic backdrop of the championship Indiana course and majestic mountain ranges. These contemporary properties epitomise elegance, boasting spacious interiors flooded with natural light and showcasing sophisticated design elements. With three and four-bedroom fairway frontage options, these villas present a blend of modern appeal and traditional charm, making them ideal for discerning buyers seeking luxury living in a privileged climate.

General Layout and Specifications:

The Nevada Country Villas feature a gated front courtyard leading to deep shady verandas, an extensive roof solarium, private parking, and perimeter fencing, ensuring privacy and security. The interior design seamlessly integrates indoor and outdoor living spaces, with a spacious reception area opening onto covered verandas, landscaped gardens, and a swimming pool, providing over 93m² of combined living and dining space.

The master bedroom, with an en-suite bathroom, offers direct access to the veranda and pool, while two additional bedrooms also boast en-suite facilities. A lower ground floor adds versatility with a

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Games Room, Cinema Room, Utility Room, Office, and an extra bathroom (prices with a basement vary).

Luxurious finishes include attractively tiled bathrooms, an open-plan kitchen with 'Silestone' worktops and integrated appliances, double glazing, mirrored wardrobes, and high-quality sanitary ware. Temperature control is catered for with a mechanical ventilation system, photovoltaic panels connected to the hot water cylinder, and individually controlled hot/cold air conditioning units.

Structure and Infrastructure:

Constructed with a reinforced concrete structure, the villas are designed by registered professionals and guaranteed by a 10-year structural insurance policy. Cavity walls with insulating render, high-quality porcelain floor tiling, and low-maintenance, double-glazed windows ensure durability and energy efficiency.

External Areas:

Each villa includes an 8m x 4m skimmer type swimming pool, perimeter fencing, off-street parking, shaded parking bay, private terraces, and external power and water supply. Soft landscaping elements enhance the aesthetic appeal, with the option for further landscaping customisation.

Services and Community:

Properties are connected to mains water and drainage, electricity, television, and broadband, with provisions made for buyers to contract with relevant service providers. Additionally, a formal Community of Owners ensures the maintenance and preservation of the buildings and promotes harmonious relations among residents.

Conclusion:

The Nevada Country Villas offer a rare opportunity to indulge in luxury living within the esteemed Desert Springs Golf Resort. With their contemporary design, spacious layout, and high-end specifications, these properties represent the epitome of sophisticated desert living. Whether as a primary residence or a vacation retreat, these villas promise a lifestyle of comfort, elegance, and tranquility amidst breathtaking natural surroundings.

Prices range from 675,000€ to 849,000€ and plots are 725-775m² and constructed areas from 136m² to 171m². Terraces, verandas, patios and solariums are 122-159m².

Included in the sale:

The LAUNCH PRICE includes FREE OF CHARGE an Adult Non-Resident Resort Membership of the Desert Springs Golf Club, with the privileged possibility of up to one additional adult "Partner" and two children's Non-Resident Resort memberships also FREE OF CHARGE. This has a current total value of more than 31,800 Euros, as described in the Desert Springs Resort Brochure. You will need to apply and pay only the annual subscriptions within one month of signing your property deeds.

Availability: nearing completion. 10% VAT to be paid on top of the sale price.

Desert Springs Resort, Europe's only international award-winning luxury family resort and championship desert golf course is located between Cuevas del Almanzora and Villaricos in the Almeria region of Andalucía, south-east Spain.

There is no need to fly to Florida or the Canaries for your winter sun, it is right here in the Almanzora!

The Almanzora has a true desert climate with a sunny, warm and dry winter and a hot summer but cooler on the coast and on the plateau of Desert Springs Resort. The Almanzora enjoys the warmest, sunniest and driest winters in Europe. Sun drenched family holidays in Spain and long golf weekends are available at all times of year as well as suntans from September to May!

Only a two and a half hour flight from Northern Europe and a straight, quiet, 50 minutes' drive from the Almeria International Airport. Alicante and Murcia airports are also an economic option and easy drive. A unique desert climate, stunning scenery, sandy beaches, great food, lots to do and see and Spain's finest individual luxury apartment, townhouse and villa accommodation.

There is something for everyone... real relaxation, world-class golf, family fun, beaches, water sports, outdoor living, fitness facilities, quality of life and a genuine Spanish lifestyle. The unhurried rhythm of daily life, its celebrations, sociability and the region's emphasis on the outdoors creates an easy, relaxed atmosphere.

Variety is the essence of the Almanzora and whatever your interests, you will find plenty to enjoy. With its culture, welcoming locals, sense of warmth and well being, the Almanzora's many Holiday Styles are easy to embrace. Sun filled days on beaches, exploring the countryside, playing exhilarating golf or a variety of other sports... all against a backdrop of Spanish tradition with lively fiestas, vibrant bars, fine restaurants and colourful local markets. Holidays in Spain don't get much better than this!

The indicated price does not include the taxes and expenses derived from the sale (ITP at the current tax rate, notary, registration and lawyer fees). We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, depending on the case, based on the provisions of Decree 218/05 of 11 October which regulates the Regulations on Consumer Information in the sale and rental of housing in Andalusia.

About Us

Mojacar Estates have been running successfully as an independent property sales and holiday rentals agency since 1982. Our dedicated team, who have all been working within this industry for more than 20 years, offer a professional and knowledgeable service to our clients. Our team speaks fluent Spanish, English and German. We offer properties for sale and rental in Mojacar and surrounding areas

of Almeria, including Turre, Garrucha, Vera Playa, Los Gallardos, Villaricos and San Juan de los Terreros.

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